

058.0

0008

0006.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

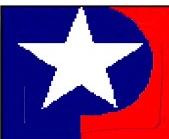
684,900 / 684,900

USE VALUE:

684,900 / 684,900

ASSESSED:

684,900 / 684,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
43		PEIRCE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KONSTANINOV VASSIL

Owner 2:

Owner 3:

Street 1: 43 PEIRCE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

**PREVIOUS OWNER**

Owner 1: THE EVEN GROUP LLC -
Owner 2: -
Street 1: 66 CRANBERRY LN
Twn/City: NEEDHAM
St/Prov: MA
Postal: 02494

**NARRATIVE DESCRIPTION**

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1267 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500	Sq. Ft.	Site			0	70.	1.23	11									388,499						388,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	292,500	3,900	388,500	684,900		38774
							GIS Ref
							GIS Ref
							Insp Date
							09/24/18

**USER DEFINED**

Prior Id # 1: 38774
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 01:29:29
Print
Date Time
10/05/18 11:24:08
Last Rev
Date Time
apro
Pat Acct.
4996
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,500	3900	4,500.	388,500	684,900		Year end	12/23/2021
2021	101	FV	284,400	3900	4,500.	388,500	676,800		Year End Roll	12/10/2020
2020	101	FV	284,400	3900	4,500.	388,500	676,800	676,800	Year End Roll	12/18/2019
2019	101	FV	238,500	3900	4,500.	388,500	630,900	630,900	Year End Roll	1/3/2019
2018	101	FV	238,500	3900	4,500.	260,900	503,300	503,300	Year End Roll	12/20/2017
2017	101	FV	238,500	3900	4,500.	249,800	492,200	492,200	Year End Roll	1/3/2017
2016	101	FV	238,500	3900	4,500.	227,600	470,000	470,000	Year End	1/4/2016
2015	101	FV	225,400	3900	4,500.	183,200	412,500	412,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THE EVEN GROUP	58694-210		3/16/2012	Sub Sale	427,000	No	No		
DOUCETTE ROBERT	57580-456		10/4/2011	Estate/Div	276,000	No	No		
	10407-506		11/21/1963			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2015	1127	Porch	9,498	9/13/2015				Replace framing, p
1/25/2013	121	Manual	1,386 C					
10/6/2011	1257	Redo Bat	21,000 C					REDO KIT & BATH /

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/17/2013	Info Fm Prmt	EMK	Ellen K
5/29/2012	Info Fm Prmt	BR	B Rossignol
1/4/2012	MLS	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style	1	Rating: Very Good		A Bath:	Rating:														
Sty Ht: 1T - 1 & 3/4 Sty				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Very Good														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:	%			<b>RESIDENTIAL GRID</b>															
Roof Struct: 1 - Gable				1st Res Grid   Desc: Line 1   # Units 1															
Roof Cover: 1 - Asphalt Shgl				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Color: WHITE				Other															
View / Desir:				Upper															
<b>GENERAL INFORMATION</b>				Lvl 2															
Grade: C - Average				Lvl 1															
Year Blt: 1921	Eff Yr Blt:			Lower															
Alt LUC:	Alt %:			Totals	RMs: 6	BRs: 4	Baths: 1	HB	1										
Jurisdct: G13	Fact: .			<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Const Mod:				Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:				Interior:	1	6	4												
<b>INTERIOR INFORMATION</b>				Additions:															
Avg Ht/FL: STD				Kitchen:															
Prim Int Wal 2 - Plaster				Baths:															
Sec Int Wall:	%			Plumbing:															
Partition: T - Typical				Electric:															
Prim Floors: 4 - Carpet				Heating:															
Sec Floors: 3 - Hardwood	10%	Total: 10.8 %		General:															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Subfloor:				Basic \$ / SQ: 135.00	Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.99098992															
Insulation: 2 - Typical				Adj \$ / SQ: 180.608															
Int vs Ext: S				Other Features: 81000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 327875															
% Com Wal	% Sprinkled			Depreciation: 35410															
				Depreciated Total: 292464															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Code	Description	Area - SQ	Rate - AV	Undepr Value											
Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D Y	1 11X20	A	AV	1921	26.36	T 40	101			3,500		3,500					
19	Patio	D Y	1 12X12	A	AV	1930	4.85	T 40.8	101			400		400					
<b>PARCEL ID</b> 058.0-0008-0006.0																			
More: N	Total Yard Items:	3,900	Total Special Features:																
Total:																			
AssessPro Patriot Properties, Inc																			